

Public Hearing/ Worksession

Agenda Item #	3 and 6
Meeting Date	May 3, 2004
Prepared By	Rob Inerfeld Senior Planner
Approved By	Richard M. Finn City Manager

Discussion Item	Old Town Parking Garage – Final Concept Plan
Background	<p>This project provides for the development of a public parking facility in the Old Town business district. As proposed, the new facility would be located on Eastern Avenue and would include the existing private parking lot behind the Takoma Metro Shopping Center.</p> <p>Over the last couple of months, John Urciolo has presented the conceptual designs for both a parking facility and new commercial building to several groups: Facade Advisory Board, WACO, Old Town Carroll Association, Historic Takoma, Takoma Park Farmers Market, and Old Takoma Business Association as well as at a community-wide forum at Takoma Tower on April 21. The community forum, attended by 21 residents, was publicized City-wide as well as to residents and institutions in Takoma, DC.</p> <p>At these various meetings City staff have captured public comments about the design and operations of the proposed parking facility. At the community forum, staff used a presentation of different design details to help residents articulate how they would like the facade of the parking garage to be designed.</p> <p>At tonight’s public hearing residents are invited to comment about both the design of the parking garage and whether or not they think a public parking facility is needed.</p> <p>Later in tonight’s meeting, John Urciolo will present the conceptual designs for both the parking facility and commercial building.</p>
Policy	<p>“Focus on proactive initiatives to maintain the economic vitality of Takoma Park’s commercial districts, encourage smart growth development, support transportation enhancements, and increase the local property tax base, while maintaining the character of the community.”</p> <p><i>FY04 Council Goals: Economic Development</i></p>
Fiscal Impact	N/A
Attachments	Summary of public comments received
Recommendation	
Special Consideration	N/A

Public Comments Received on Proposed Parking Garage

- Consider stepping back or staggering the levels of the structure to reduce its visual impact.
- Incorporate design features of the adjacent house such as the pitch of the roof and its horizontal elements.
- Use vegetation to soften the facade, but not too much; concerns about maintenance of plantings.
- Consider rounded window openings.
- Consider incorporating parking for bicycles.
- Question of whether facade should be most similar to the nearby bungalows (residences), the Art Deco type facades around the corner (commercial buildings), or the new commercial building. Varying responses to this.
- The commercial building and parking garage should be complementary but need not be identical in design.
- Use texture to catch the light.
- Attention to detail on ground level of garage is important.
- Leave a place for pedestrians to exit; don't make pedestrians share the ramps with the cars.